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Governor's Office of Planning & Research

Feb 25 2021

STATE CLEARINGHOUSE

February 25, 2021

John F. Signo, AICP – Senior Planner
City of Gardena
1700 West 162nd Street
Gardena, California 90247

RE: Gardena Transit Oriented Development
Specific Plan Project – Draft Environmental
Impact Report (DEIR)
SCH# 2020080305
GTS# 07-LA-2020-03478
Vic. LA 105 PM R4.74

Dear John F. Signo,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Gardena Transit Oriented Development Specific Plan Project (GTODSP) proposes to create a Specific Plan allowing for the development of up to 265 dwelling units (DU) in a single building on a 1.33-acre site at a density of 200 DU/acre. The Project replaces an approximately 24,900-square-foot existing auto parts warehouse and surface parking lot. In addition to allowing multi-family housing, the Specific Plan would also allow short-term corporate housing within up to 10 percent of the dwellings at any given time. Access to/from the proposed building would be from a right-turn in/right-turn out at Crenshaw Boulevard. There would be 267 parking spaces within the parking garage. The proposed active and passive open space and amenities would total approximately 15,000 square feet.

Caltrans acknowledges and supports infill development that prioritizes nearby transit service, promotes active transportation, and provides a mixture of land uses that keep the goods and services people need in close proximity to where they work and live. Caltrans concurs with the GTODSP's design decisions that help achieve those objectives, such as:

- The removal of unnecessary curb cuts, reducing the number of potential conflict points between cars and people walking.
- The unbundling of motor vehicle parking spaces from the monthly cost of the project's residential rental units.
- The inclusion of at least one secure, long-term, bicycle storage space per residential unit.

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After reviewing the DEIR, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities. If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2020-03478.

Sincerely,



MIYA EDMONSON

IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse